

ON-GOING CONDITIONS/GENERAL REQUIREMENTS

PLANNING DIVISION (909) 387-4115

1. These conditions of approval are required for the development of a 10 lot residential subdivision on 2.24 acres, generally located at approximately 330 ft. west of Live Oak Ave., at east end of Mallory Drive, Fontana; JCS/Index: 12224CF1/W147-99/2004/GPA01/TT16738/TT01: APN: 0234-131-09 & 10. This project is conditioned for developer build out.
2. In compliance with San Bernardino County Development Code Section 81.0150, the applicant shall agree to defend at his sole expense any action brought against the County, its agents, officers, or employees, or in the alternative, to relinquish such approval. The applicant shall reimburse the County, its agents, officers, or employees, for any Court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such action. The County, may at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
3. This Tentative Tract shall become null and void if all appropriate conditions have not been completed and the subdivision tract map recorded within three (3) years of the date of approval. An extension of time, not to exceed three (3) years may be granted upon written request and the payment of the appropriate fee, not less than thirty (30) days prior to the date of expiration.
4. The applicant shall ascertain and comply with requirements of all State, County and local agencies as are applicable to the project areas. They include, but are not limited to: County Environmental Health Services Division, Transportation/Flood Control, Fire Department, Building and Safety Division, the State Fire Marshall and the Santa Ana Regional Water Quality Control Board.
5. Additional fees may be required prior to issuance of development permits as specified in adopted fee ordinances.
6. Drought-resistant, fire-retarding vegetation shall be used for landscaping and erosion control to reduce water consumption and promote slope stability (where applicable).
7. All existing and proposed utility lines on or adjacent to the project site shall be placed underground in accordance with the requirements of County Development Code Standards and the serving utility companies.

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

8. All existing and proposed utility lines on or adjacent to the project site shall be placed underground in accordance with the requirements of County Development Code Standards and the serving utility companies
- **9. During grading and construction operations, the site shall be treated with water to reduce PM10 emissions, in accordance with the following schedule: ***[Mitigation Measure I]***
 - On site and roads traveled by autos, rock trucks, water trucks, fuel trucks, and maintenance trucks - once per hour.
 - Finish grading area: - up to once every two hours.
- **10. Mallory and Arbor Avenue entrances shall be wet swept according to a schedule of twice (2) per day during grading and construction operations. ***[Mitigation Measure II]***
- **11. Grading operations shall be suspended when wind speeds exceed gusts of 25 mph to minimize PM10 emissions from the site. ***[Mitigation Measure III]***.
- **12. The applicant shall ensure that all construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The applicant shall ensure that all construction equipment is being properly serviced and maintained. ***[Mitigation Measure IV]***

PRIOR TO THE ISSUANCE OF GRADING PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:

BUILDING AND SAFETY DIVISION (909) 387-4226

13. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
14. Prior to issuance of grading permits, a Stormwater Management Plan is required.
15. When earthwork quantities exceed 5,000 cubic yards, an engineering geology report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
16. Prior to permit issuance, construction projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

17. Provide a Water Quality Management Plan (WQMP)

DIVISION OF ENVIRONMENTAL HEALTH SERVICES (DEHS) (909)-388-4600

18. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to EHS/Land Use. For information, contact, Vector Control.

LAND DEVELOPMENT ENGINEERING/DRAINAGE SECTION (760) 243-8183

19. Grading Plans shall be submitted to Land Development Engineering-Drainage for review and approval.
20. All lots should drain to streets. If lots do not drain to streets, the cross-lot drainage will be reviewed and approved by the Building and Safety Division under provisions of the Uniform Building Code Chapter 70 and the County Development Code.

PLANNING DIVISION (909) 387-4115

21. A copy of the grading plan shall be submitted to the Planning Division for review of landscaping requirements when graded cut slopes exceed five (5) feet in height and fill slopes exceed three (3) feet in height.

PRIOR TO RECORDATION OF THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE MET:

COUNTY SURVEYOR/FINAL MAP REVIEW SECTION (909) 387-8148

22. Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
23. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easements of record, cannot be relinquished or relocated, shall be redesigned.

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

24. Final monumentation, not set prior to recordation, shall be bonded with a cash amount deposited with the office of the County Surveyor as established per the County fee schedule 16.0215B (c) (6).
25. Prior to approval for recordation, all final map fees required under actual cost job number TR. 16738 shall be paid in full.

BUILDING AND SAFETY DIVISION (909) 387-4226

26. A geo-technical (soil) report shall be submitted the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to recordation of the final map.

LAND DEVELOPMENT ENGINEERING/ROADS SECTION (760) 243-8183

27. Roads within this development shall be entered into the County Maintained Road System.
28. Road sections within and bordering the tract shall be designed and constructed with curbs, gutters and sidewalks to Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works in accordance the Master Plan of Highways.
29. Final plans and profiles shall indicate the location of any existing utility facility that would affect construction.
30. Road names shall be coordinated with the County Department of Public Works, Traffic Division.
31. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the County.
32. Right-of-way and improvements needed to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
33. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the Department of Public Works confirming the adequacy of the grade.

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

34. Trees, irrigation systems and landscaping required to be installed on public right-of-way within this tract area shall be maintained by other than the County Department of Public Works, and shall be as specified in County Transportation/Flood Control standards for tree planting or any subsequent ordinance. Maintenance procedures acceptable to the Department of Public Works shall be instituted prior to recordation.
35. Dedication shall be granted on Arbor Avenue as necessary to concur with the Master Plan of Highways.
36. Public road and drainage improvements required as conditions of approval shall be bonded in accordance with the County Development Code unless constructed and approved prior to recordation.
37. Improvement plans shall be submitted by the applicant to the Land Development Section for review and approval prior to installation of road and drainage improvements.
38. The Geometric Design of the roads shall conform to the guidelines of the "San Bernardino County Transportation Road Planning and Design Standards Manual."
39. All signing and striping shall be shown on the improvement plans as determined necessary by the County Department of Public Works.
40. Any proposed walls, cut and fill slopes shall be designed and constructed in such a manner so as to ensure that the intersections, curves, and driveways' sight distance is adequate for the minimum design speeds.
41. Existing County Roads that will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

LAND DEVELOPMENT ENGINEERING/DRAINAGE SECTION (760) 243-8183

42. In addition to the Drainage requirements stated herein, other on-site or off-site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to the Drainage Section Office.

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

43. Adequate provisions shall be made to intercept and conduct the off-site tributary drainage flow around or through the site in a manner which will not adversely affect adjacent or downstream properties.

DIVISION OF ENVIRONMENTAL HEALTH SERVICES (DEHS) (909) 387-4666

44. The water purveyor shall be the Fontana Water Company.
45. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service can be made available to the project by the water agency. This letter shall reference JCS/Index Number: 12224CF1/W147-99/2004GPA01/TT16738/TT01 and Assessor's Parcel Number: 0234-131-09 & 10.
46. The method of sewage disposal shall be Environmental Health Services approved.
47. Applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service can be made available to the project by the sewerage agency. This letter shall reference JCS/Index Number: 12224CF1/W147-99/2004GPA01/TT16738/TT01 and Assessor's Parcel Number: 0234-131-09 & 10.
48. If sewer connection and/or service is unavailable, septic system(s) will then be allowed under the following conditions: A Soil Percolation Report shall be submitted to DEHS for review and approval. For information, please contact Water & Waste Management at (909) 387-4666.
49. Written Clearance shall be obtained from the Santa Ana Regional Water Quality Control Board, at 3737 Main St., Suite 500, Riverside, CA 92501, at (909) 782-4130, and a copy forwarded to the Division of Environmental Health Services. This letter shall reference JCS/Index Number: 12224CF1/W147-99/2004GPA01/TT16738/TT01 and Assessor's Parcel Number: 0234-131-09 & 10.
50. A separate written clearance letter shall be obtained from the Santa Ana Regional Water Quality Control Board shall for approval of a sewer-offset program for this project.
51. The following are the steps that must be completed to meet the requirements for installation and/or finance of the on-site/off-site water system and/or sewer system:

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

- A. Where the water and/or sewer system is to be installed, prior to recordation, it is the developer's responsibility to submit to DEHS and the TRANSPORTATION/FLOOD CONTROL DEPARTMENT/SURVEYOR DIVISION, a copy of the approved plans and a signed statement, from the utility of jurisdiction, confirming that the improvement has been installed and accepted.
 - B. Where a bond is to be posted in lieu of installation of the improvement, the developer shall submit evidence of financial arrangements agreeable to the water purveyor and/or sewerage entity, to DEHS for review and approval. The developer shall also submit approved plans, the determined amount and a signed statement from an acceptable governmental entity, that financial arrangements have been completed and submitted to the TRANSPORTATION/FLOOD CONTROL DEPARTMENT, SURVEYOR DIVISION.
52. Submit preliminary acoustical information, demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical Checklist, contact DEHS at (909) 387-4666.

COUNTY FIRE DEPARTMENT (909) 386-8465

53. This project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the fire Department.
54. Water systems, designed to meet the required fire flow of this development, shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. The applicant shall submit four (4) copies of the water system improvement plans to the Fire Department for review and approval. New water systems shall have minimum eight (8) inch mains, six (6) inch laterals, six (6) inch risers and an approved six (6) inch fire hydrant. Standard 903.1.

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

55. The determined Fire Flow for this project shall be 1250 GPM for a 2 hour duration at 20 PSI residual operating pressure.
56. The required fire fees (currently \$460.00) shall be paid to the Fire Department.

SPECIAL DISTRICTS DEPARTMENT (909) 387-9612

57. Street Lighting Plans and Plan Check fees must be submitted to Special Districts Department for review and approval. Please submit plans to Gale Glenn, Special Districts Department, 157 W. 5th St., 2nd Floor, San Bernardino, CA 92415-0450.

PLANNING DIVISION (909) 387-4115

58. A Composite Development Plan (CDP), complying with Sections 83.040501 and 83.040515 of the County Development Code, shall be filed with and approved by the Transportation/Flood Control Department – Surveyor Division. The following items shall be delineated/noted on the Composite Development Plan:
- A. Building setback lines as approved on the Tentative Tract Map.
 - B. The following notes shall be placed on the Composite Development Plan (CDP), in accordance with Development Code Section 83.040505(2) involving any related reports regarding development criteria, including the following information:
 - (1) Title and date of the report;
 - (2) Name and credentials of person or firm preparing report;
 - (3) The location where the reports are on file.
59. All lots shall have a minimum area of 7200 square feet, a minimum depth of 100 feet and a minimum width of 60 feet, (70 feet on corner lots). In addition, each lot on a cul-de-sac or on a curved street where the side lot lines thereof are diverging from the front to rear of the lot, shall have a width of not less than 60 feet measured at the building setback line as delineated on the Composite Development Plan. Where lots occur on the bulb of a cul-de-sac, a minimum lot depth of 90 feet will be permitted.
60. The following building setback lines shall be delineated on the Composite Development Plan:

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

Revised
by P.C.
10/21/04

- A. A variable front yard building setback line of at least 22 feet and averaging at least 25 feet.
- B. A side yard building setback line of at least 25 feet adjacent to side streets on corner lots; (15 feet setback may be permitted on side streets with "local" designation).
- C. An interior side yard setback of 10 and side street setback of 15 ft. for lot # 1. A side yard building setback of at least 10 ft. one side and 5 ft. the other and a rear yard setback of at least 15 ft.
- D. Lot # 5, a minimum driveway access width of 20 ft. and a minimum setback of 25 ft. from the end of the driveway access.

61. Four (4) copies of a Landscaping Plan shall be submitted for County Planning Division review and approval. Said Landscape Plan shall reflect the following:

- A. The required street trees. The specific selection shall be from the Department of Transportation-approved street tree list. A minimum number of one (1) inch caliper/15 gallon multi-branched trees (**not 1 gallon trees in 15 gallon containers**) shall be planted on the lot adjacent to the street right-of-way for each of the following types of lots:
- B. Cul-de-sac lot - 1 tree; Interior lot - 2 trees; Corner lot - 3 trees.
- E. Slope stabilization shall be provided for the surface of all cut slopes more than five (5) feet in height, and fill slopes more than three (3) feet in height. Said slopes shall be protected against damage from erosion by planting with groundcover plants. Slopes exceeding ten (10) feet in vertical height shall also be planted with shrubs, spaced not to exceed ten (10) feet on center; and trees, spaced not to exceed thirty (30) feet on center. The plants selected and the planting methods used shall be suitable to the soil and climatic conditions of the site. Drought tolerant plantings shall be used to the maximum extent possible and planted as follows:
 - Trees 50% 15 gal.; 50% 5 gal.;
 - Shrubs 50% 5 gal.; 50% 1 gal.;
 - Groundcover 100% coverage.

Revised
by P.C.
10/21/04

- F. A six (6) ft. high block wall is required around the perimeter of the project site. The interior fencing between lots shall be constructed of material other than wood, (i.e. chain link, pre-fabricated plastic).

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

62. If slope planting is required, four (4) copies of an irrigation plan shall also be submitted for review and approval. Irrigation shall include drip, bubbler, or other non-aerial water serving method or system. A functional test of the system may be required. The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by a County Service Area. All irrigation systems, where required, shall be designed on an individual lot basis unless commonly maintained in an approved manner.
63. All landscaping, irrigation, and other improvements shown on the approved landscaping and irrigation plans and all required walls shall be completed or suitable bonds posted for their completion. The developer shall be responsible for maintenance of landscaping and irrigation until such time that the maintenance is taken over by the new property owner of each lot.

PRIOR TO ISSUANCE OF BUILDING PERMITS, THE FOLLOWING CONDITIONS SHALL BE COMPLETED:

BUILDING AND SAFETY DIVISION

64. Submit professionally prepared plans for approval and obtain permits prior to any construction.
65. Upon completion of rough grading and prior to footing excavations, a compaction report shall be submitted to the Building and Safety Division for review and approval.

COUNTY FIRE DEPARTMENT

66. Prior to combustibles being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable water system shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
67. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart and no more than one hundred fifty (150) feet from any portion of a structure. Detached

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

single family residential developments may increase the spacing between hydrants to be more than six hundred (600) feet and no more than three hundred (300) feet any portion of a detached single family structure. Standard 901.4.

68. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water systems will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.
69. The project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior to any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4

PRIOR TO OCCUPANCY, THE FOLLOWING CONDITIONS SHALL BE COMPLETED:

COUNTY FIRE DEPARTMENT

70. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of forty (40) foot radius for all turns. Standard 902.2.1
71. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where non paved roads exist, the blue reflective hydrant marker shall be posted on any approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.
72. The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (1/2) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway (i.e. lot 5), additional contrasting four (4) inch numbers shall be displayed at the property access entrances.

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)

LAND DEVELOPMENT ENGINEERING/DRAINAGE SECTION (909) 387-

73. Projects subject to a building permit shall have all required on-site and off-site improvements, required for each phase, completed and approved prior to final inspection of any buildings or structures. The term "phase" as used here shall mean the following: "The block of building permits drawn on less than the whole project " or "A plan of building construction which indicates blocks of construction of less than the whole project," In each phase, the installation of any on-site or off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and driveable access for fire and safety, and the ordinary and intended use of the buildings or structures. The Building Official with the concurrence of the Land Development section may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.

PLANNING DIVISION (909) 387-4115

74. All required landscaping and walls shall be completed.
75. All fees required under Tract 16756 actual cost job number 12224CF1 shall be paid in full.

* Site/Project Specific - Non-Standard Condition(s)

** Environmental Mitigation Measure(s)